



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

DECEMBER 11, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:33 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine (absent 1:59-2:55 p.m.), Hausz, Edmunds, Lenvik, Mahan, Nemec, Ooley, and Veyna

Commissioners absent: Drury

Staff present: Ostrenger, Hernandez, Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

*** Public Comment was re-opened at 1:36 p.m. ***

Written correspondence from Francesca Galt was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **November 27, 2019**, as amended.

Action: Hausz/Ooley, 7/0/1. (Nemec abstained. Drury absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 11, 2019**, as reviewed by Commissioner Mahan.

Action: Ooley/Hausz, 8/0/0. (Drury absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer announced the following:

- a. Commissioner Drury is absent from today's meeting.
- b. Staff met with the Zoning Enforcement Staff assigned to the unpermitted exterior conduit installed at the Bank of America. The applicant will be resubmitting an application for the conduit to be moved to the interior of the building.

2. Ms. Hernandez announced the following:

- a. The Assistant City Attorney drafted a new Historic Resources Ordinance that will soon be ready for review by the Historic Resource Ordinance sub-committee. Commissioners Ooley and Mahan volunteered to be on the subcommittee.
- b. All new Mills Act revisions were approved by City Council at the meeting on Tuesday, December 10, 2019.
- c. Last week, Ms. Hernandez was in Palm Beach, Florida as part of a historic preservation panel featuring Santa Barbara as an example of a successful historic preservation program.

3. Commissioner Lenvik expressed appreciation for the new directional signage by the Mission.

4. Commissioner Grumbine announced the following:

- a. Provided copies of a joint article written with Ms. Hernandez in *La Campana* magazine.
- b. He will step down from Item 8, 20 East De La Guerra St (Plaza De La Guerra), due to a conflict of interest.
- c. Commissioner Ooley announced he will be absent for the month of January.

E. Subcommittee Reports:

1. Commissioner Lenvik reported on the Objective Design Standards Subcommittee.
2. Commissioner Mahan reported on the Design Awards Subcommittee.

(1:50PM) MISCELLANEOUS ACTION ITEM

1. MULTIPLE HISTORIC RESOURCES PER ATTACHED EXHIBIT A

Reference Number: PLN2019-00234

Staff: Nicole Hernandez, Urban Historian

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider designating the multiple historic resources per attached Exhibit A as Structures of Merit.)

Actual time: 1:49 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:50 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-16 to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the multiple historic resources per attached Exhibit A.

Action: Hausz/Mahan, 8/0/0. (Drury absent.) Motion carried.

(1:55PM) MISCELLANEOUS ACTION ITEM

2. 131-137 E DE LA GUERRA ST

Assessor's Parcel Number: 031-011-008, 031-011-009, 031-011-010, 031-011-011
Zone: C-G
Reference Number: PLN2019-00234
Owner: State of California

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the Spanish Colonial Revival style commercial storefronts, designed in 1927 in the Spanish Colonial Revival style located at 131-137 East De La Guerra Street.)

Actual time: 1:51 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:52 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-17 to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the property located at 131-137 East De La Guerra Street.

Action: Hausz/Mahan, 7/0/1. (Grumbine abstained. Drury absent.) Motion carried.

(1:57PM) MISCELLANEOUS ACTION ITEM

3. 814 SANTA BARBARA ST

Assessor's Parcel Number: 031-012-018
Zone: C-G
Reference Number: PLN2019-00234
Owner: State of California

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the Hoff General Hospital building constructed in 1941 located at 814 Santa Barbara Street.)

Actual time: 1:53 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:53 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-18 to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the property located at 814 Santa Barbara Street.

Action: Hausz/Mahan, 8/0/0. (Drury absent.) Motion carried.

(1:59PM) MISCELLANEOUS ACTION ITEM

4. 1708 PATERNA ST

Assessor's Parcel Number: 019-184-009

Zone: RS-15

Reference Number: PLN2019-00234

Owner: Benenate, Joe/Ruth FAM TR 8/13/94
Joe Benenate, Trustee

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the Mediterranean style building designed by Soule, Murphy and Hastings in 1929 located at 1708 Paterna Road.)

Actual time: 1:54 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-19 to hold a Public Hearing on January 22, 2020 to consider Structure of Merit designation of the property located at 1708 Paterna Road.

Action: Ooley/Hausz, 8/0/0. (Drury absent.) Motion carried.

(2:01PM) MISCELLANEOUS ACTION ITEM

5. 1731 LASUEN RD

Assessor's Parcel Number: 019-182-001

Zone: RS-15

Reference Number: PLN2019-00234

Owner: Koman Estates, LLC

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the Mediterranean style building designed by Reginald Johnson, FAIA, in 1916 located at 1731 Lasuen Road.)

Actual time: 1:54 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:55 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-20 to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the property located at 1731 Lasuen Drive.

Action: Hausz/Ooley, 8/0/0. (Drury absent.) Motion carried.

(2:03PM) MISCELLANEOUS ACTION ITEM

6. 1322 DOVER RD

Assessor's Parcel Number: 019-103-009
Zone: RS-15
Application Number: PLN2019-00234
Owner: Levine Survivor's Trust

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the Mid-Century Modern style building designed by Richard Neutra, FAIA, in 1955 located at 1322 Dover Road.)

Actual time: 1:55 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:56 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-21 to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the property located at 1322 Dover Road.

Action: Ooley/Nemec, 8/0/0. (Drury absent.) Motion carried.

(2:05PM) MISCELLANEOUS ACTION ITEM

7. 123 E MICHELTORENA ST

Assessor's Parcel Number: 027-241-011
Zone: R-M
Application Number: PLN2019-00234
Owner: JKRK, LP

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the Mid-Century Modern style building designed by Henry W. Howell and Wallace William Arendt, in 1955 located at 123 East Micheltorena Street.)

Actual time: 1:56 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:56 p.m., and as no one wished to speak, it closed.

Motion: To adopt Resolution of Intention 2019-22 to hold a Public Hearing on March 4, 2020 to consider Structure of Merit designation of the property located at 123 East Micheltorena Street.

Action: Hausz/Mahan, 8/0/0. (Drury absent.) Motion carried.

(2:10PM) ARCHAEOLOGY REPORT

8. 20 E DE LA GUERRA ST (PLAZA DE LA GUERRA)

Assessor's Parcel Number: 037-092-037
Zone: C-G/P-R
Application Number: PLN2019-00576
Owner: City of Santa Barbara
Applicant: Brad Hess, Public Works

(City Hall and the California Pepper Tree are designated City Landmarks. The Plaza De La Guerra Revitalization Project involves raising the entire Plaza, as well as De La Guerra Street between Anacapa Street and State Street, to curb height so that the building to building surface would be level. The purpose of the project is to beautify the Plaza and provide a more efficient space for current and future activities.)

Requesting acceptance of a Phase II Archaeological Investigation, prepared by Applied Earthworks, Inc.

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Grumbine recused himself from hearing this item, because he is a member of the Santa Barbara Trust Foundation.

Actual time: 1:59 p.m.

Present: Sara Iza, Senior Planner, City of Santa Barbara; Brad Hess, Principal Project Planner, City of Santa Barbara; Kathleen Kennedy, Project Planner, City of Santa Barbara; and M. Colleen Hamilton, Principle Archaeologist, Applied EarthWorks Inc.

Staff comments: Ms. Plummer stated, Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations. She also stated, review is limited to the Archaeology Report as there is not yet a formal project.

Public comment opened at 2:03 p.m.

The following individual spoke:

1. Lanny Ebenstein

Written correspondence from Pamela Boehr was acknowledged.

Public comment closed at 2:07 p.m.

Motion: Continue indefinitely with comments:

1. Add the Wackenreuter map.
2. Check various dates for consistency.
3. Add orientation information on the photos.
4. Give a graphical representation of the approximate extent of the midden on the map on page 5.
5. Remove the language "as currently designed" on page 47.

Action: Mahan/Ooley, 7/0/0. (Grumbine and Drury absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 2:47 TO 2:55 P.M. ***

(2:30PM) HISTORIC STRUCTURES REPORT**9. LOS PATOS WAY OFF-RAMP UNDERPASS (BRIDGE NO. 51-0235)**

Assessor's Parcel Number: 017-010-079, ROW-001-628
Zone: HRC-2/S-D-3, P-R/S-D-3
Application Number: PLN2019-00591
Owner: Southern Pac Co
Applicant: Eric Goodall, Public Works

(The proposed project involves the removal of the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235), which is owned and operated by the Union Pacific Railroad (UPRR). UPRR has determined that the bridge will need to be removed and replaced because the U.S. Route 101 off-ramp at Los Patos Way is being vacated and is no longer needed.)

Requesting acceptance of a Phase I Historic Structures/Sites Report, prepared by Rincon Consultants, Inc. The report concluded that the Los Patos Way Off-Ramp Underpass (Bridge No. 51-0235) was found eligible for listing in the California Register of Historical Resources and as a City of Santa Barbara Landmark or Structure of Merit as an example of a structure that was constructed out of local sandstone. The structure therefore meets the definition of a historical resource under California Environmental Quality Act and the City Master Environmental Assessment Guidelines. The proposed project has the potential to result in impacts to a historical resource and will be analyzed pending further consultation with the City.

Actual time: 2:55 p.m.

Present: Kathleen Kennedy, Project Planner, City of Santa Barbara; Ashleigh Shue, Principal Engineer, City of Santa Barbara; T.Y. Lin International; and Susan Zamudio-Gurrola, Rincon Consultants, Inc.

Staff comments: Ms. Hernandez stated that the bridge under discussion was featured in the Highway 101 Guidelines to serve as an example of what appropriate bridges should emulate to be compatible in the 101 corridor. The report meets all the requirements of the Master Environmental Assessment in terms of format and content. If the Commission accepts the report they must also move to make a resolution to consider adding the building to the Potential Historic Resources List, or designation as a Structure of Merit or Landmark.

Public comment opened at 3:03 p.m., and as no one wished to speak, it closed.

Motion: **Accept the report as submitted and direct staff to prepare a Resolution of Intention to consider the structure for Structure of Merit status and the comment to adjust Criterion 3.I to represent a familiar feature of the neighborhood as a contributing element.**

Action: Mahan/Veyna, 6/2/0. (Ooley and Lenvik opposed. Drury absent.) Motion carried.

Commissioners Ooley and Lenvik opposed because they do not believe the structure rises to a level of historic significance.

(3:00PM) CONTINUED ITEM: CONCEPT REVIEW

10. 801 STATE ST

Assessor's Parcel Number: 037-400-013

Zone: C-G

Application Number: PLN2019-00557

Owner: Tammy Hughes, Miramar Management

Applicant: Jeff Hornbuckle, The Cearnal Collective

(The Las Tiendas Building, constructed in 1925 in the Spanish Colonial Revival style, by A. C. Sanders, is a designated Structure of Merit. Proposal to renovate the existing 7,110 square foot two-story commercial building to a new 14-room hotel with food and beverage service. The project includes a 2,732 square foot (net) third-story addition with a roof deck and elevator shaft, and an expansion of the existing basement. Development Plan Approval findings are required for the construction of 2,996 square feet (net) new commercial floor area.)

Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on November 27, 2019.

Actual time: 3:23 p.m.

Present: Brian Cearnal, The Cearnal Collective

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

Motion: **Continue indefinitely with comments:**

1. The majority of the Commission currently prefers Option Two of the east stair structure, with study.
2. Study widening the east exit stair structure.
3. Study east elevation emergency exit door on page A202.
4. Study the east stair structure on page A202 with options and a Historic Structures/Sites Report analyzing on the benefits of Option One versus Option Two and which are consistent with the Secretary of Interior Standards.
5. Forward Item 4 from previous motion: the Commission would like further information from the applicant as to how the current project aligns with the Secretary of the Interior's Standards, for each of the options discussed in the form of a Historic Structures/Sites Report phase 2.
6. Study the west stair structure and the possibility of not continuing the third floor roof and incorporating chamfers or other design elements to give it more artistry.
7. Show a section through the building, north to south, looking at the west stair structure.

8. Study a hipped roof on the west stair structure.
 9. Show the neighboring buildings and how they are built to the proposed building for context.
 10. Show a scaled elevation of State Street including the Balboa building and the Paseo Nuevo tower to the right.
 11. Study integrating a weather vane.
 12. Study the uses of the roof structure and the possibility of potted trees.
 13. Show all mechanical equipment.
 14. On the west stair structure, study wrapping the belly band molding around the west elevation and intersecting it with the neighboring building.
 15. The Commission feels the project is ready for Project Design Approval.
- Action: Hausz/Mahan, 8/0/0. (Drury absent.) Motion carried.

*** MEETING ADJOURNED AT 4:24 P.M. ***

EXHIBIT A

	St Number	Prefix	St Name Vicinity	Year Built	APN
1	2208		De la Vina St.	1948	025-183-019
2	2225		De la Vina St.	1962	025-181-025
3	2300		De la Vina St.	1917	025-113-017
4	2333		De la Vina St.	1930	025-111-008
5	10	E.	Figueroa St	1925	039-282-031
6	224	E.	Figueroa St	1877	029-212-006
7	1834		Laguna St	1906	027-052-001
8	1910		Laguna St	1897	025-393-013
9	1718		Loma	1936	027-152-001
10	301	W.	Pedregosa	1921	027-012-008
11	22	E.	Victoria St.	1925	039-183-031
12	29-31	E.	Victoria St.	1922	039-133-009
13	115	E.	Victoria St.	1927	029-071-023
14	309-311	E.	Victoria St.	1941	029-082-007
15	413	E.	Victoria St.	c. 1923	029-085-017
16	414	E.	Victoria St.	c. 1895	029-132-002
17	616	E.	Victoria St.	c. 1923	029-450-001
18	702	E.	Victoria St.	c. 1925	029-150-001
19	712	E.	Victoria St.	c. 1922	029-150-003
20	10	E.	Yanonali St.	1918	033-081-002
21	129	W.	Yanonali St.	1930	033-062-027
22	132-134	W.	Yanonali St.	1937	033-033-025
23	133	W.	Yanonali St.	1947	033-062-010
24	136	W.	Yanonali St.	1952	033-033-013
25	225	W.	Yanonali St.	1925	033-062-025
26	216- 218	W.	Yananoli St.	1937	033-033-018
27	317-331	W.	Yananoli St.	1930	033-061-002